



McHenry County Department of Planning and Development

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PlanDev Viewer Interactive Map: Instructions for determining Zoning Classification:

1. Open the map. Click OK to clear the disclaimer notice.
2. Enter the PIN or address (it should auto-fill as you type) in the “Search By” field.
 - a. If you used the PIN, it will display preliminary “Results” and select the parcel.
 - b. If you used the address, it puts a selection “donut” about where that is; then --
 - 1) Click the Property Info button (You may need to close the Results box first).
 - 2) Then click or drag on the parcel(s) – it will display as in 2.a.
3. The zoning will be displayed in the “Zoning Class” field of the “Results” box if the parcel is in unincorporated McHenry County. If it is blank, it likely is incorporated into a municipality. To verify, scroll all the way to the right to the “Incorporated” field (‘Yes’ or ‘No’ will be displayed there). See *the municipal jurisdictions help document for more*.
4. You may also turn on the “Zoning” button in the “Map Layers” box on the right side of the map. This will display the zoning classifications in various colors.
5. With the “Zoning” button on, click “Legend” at the top of the “Map Layers” box to display a key to the zoning codes (e.g. A1 is Agriculture and colored light green).

Note: you may occasionally encounter the following pop-up message:

“You have selected a parcel which is identified as containing more than one zoning district. If, after looking at the map, you believe this to be an error, please contact us and we will verify the zoning of the parcel in writing. PlanDev Viewer is not an official zoning map.”

This may occur if the parcel has more than one zoning classification on it, or it may merely be registering the zoning of an adjacent parcel. With the color display on (step 5 above), it should be obvious whether one of these two situations applies. When in doubt, click on the Email: plandev@co.mchenry.il.us link on the upper-right corner of the map application, or call 815-334-4560 to speak to someone in the Planning and Zoning division.

PlanDev Viewer Interactive Map: Zoning Help

A file number in the Petition Number field of the Results box indicates that a zoning petition applies to the parcel. These may include Zoning Reclassifications, Conditional Uses and Variations.

If you see the letter “C” or “V” or both added in the Zoning Class field of the Results box, it means that a Conditional Use or Variation is associated with the property.

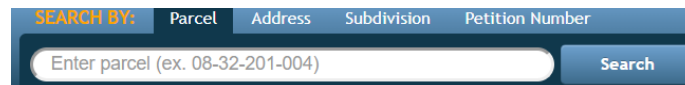
Other land use and zoning-related buttons in the “Map Layers” box include—

- Proposed Zoning: Displays the location of active zoning petitions, including Reclassification (of zoning), Conditional Uses, Variations, or combinations of these. Click the “Legend” tab in “Map Layers” box to display the codes. View at the “Full Extent” Navigation to see all the current cases in unincorporated McHenry County.
- Existing Land Use: Displays the current land use, as provided by the Office of Assessments for the entire county (i.e. both incorporated and unincorporated areas).
- 2030 Land Use Plan: Displays the “Future Land Use” designations from the 2030 Comprehensive Plan, which envisions what the land use/zoning will or may be future. It may also be thought of as the planned land use.

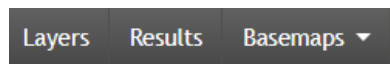
The functions of other layers will be outlined in other documents.

The following graphics represent selected features discussed above:

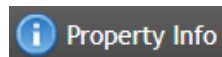
Search By field

A search interface with a blue header bar containing the text "SEARCH BY:" followed by four tabs: "Parcel", "Address", "Subdivision", and "Petition Number". Below the tabs is a white search input field with the placeholder text "Enter parcel (ex. 08-32-201-004)". To the right of the input field is a blue "Search" button.

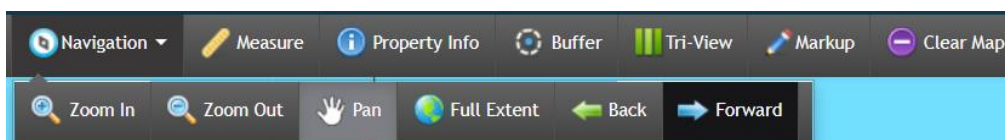
Toggle (on/off) buttons for display features



Property Info button



Navigation panel (opened)



PlanDev Viewer Interactive Map: Zoning Help

Results box / Show Details button

RESULTS

Zoom All

Remove All

Buffer

Export CSV

Tax Parcels (click rows to zoom)

Parcel Number	Zoning Class	Petition Number	Owner
<div>Show Details</div> 07-20-400-003	A1C, A1	79-01	MCHENRY CO CONSERV DIST

Map Layers / Legend box

MAP LAYERS

Layers

Legend

City Zoom

Zoning

Proposed Zoning

Parcel Labels

Existing Land Use

2030 Land Use Plan

Subdivisions

Proposed Subdivisions

FEMA Flood Zones

Historical Flood Zone

Wetlands

Watershed Plans

Topography

Soils

Agricultural Areas

Green Infrastructure Network

SARA Overlay District

Transparency

0%

MAP LAYERS

Layers

Legend

City Zoom

Zoning

Zoning Lot

A1- Agriculture

A2- Agriculture (1 ac. min.)

B1- Neighborhood Business

B2 - Alcoholic Beverage Business

B3 - General Business

E1 - Estate (1 ac. min.)

E2 - Estate (2 ac. min.)

E3 - Estate (3 ac. min.)

E5 - Estate (5 ac. min.)

I1 - Light Industrial

I2 - Heavy Industrial

O - Office